



Document 2013 1552

BK: 2013 PG: 1552 Type 05 003 Pages 2

Recorded: 5/30/2013 at 9:34:29.0 AM

Fee Amount: \$12.00

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

INDX

ANNO

SCAN

CHEK

Prepared by and RETURN TO: Judy Peterson, Title Guaranty Division, Iowa Finance Authority,
2015 Grand Ave, Des Moines, IA 50312: telephone (800) 432-7230
Title of Document: Certificate of Release of Mortgage
Grantor: Title Guaranty Division of the Iowa Finance Authority
Grantee: Brett C. Kasal; Kelli A. Kasal
Releases Mortgage filed: 8/3/2006 in Book 2006, Page 3211

CERTIFICATE OF RELEASE OF MORTGAGE

The Title Guaranty Division, Iowa Finance Authority, finds that:

1. This certificate of release is executed and recorded pursuant to the authority granted the Title Guaranty Division, Iowa Finance Authority, in Iowa Code §16.92 and rules issued thereunder.
2. The original principal amount of the mortgage is within the limitations imposed by Iowa Code §16.92(1)c.
3. The person executing the Certificate of Release is a duly authorized officer or employee of the Title Guaranty Division, Iowa Finance Authority.
4. The mortgage servicer provided a payoff statement that was used to make payment, and it does not indicate that the mortgage continues to secure an unpaid obligation due the mortgagee or an unfunded commitment by the mortgagor to the mortgagee.
5. Payment was made in accordance with the payoff statement and that the payment was received on 2/10/2009 by the mortgagee or mortgage servicer as evidenced by a bank check, certified check, escrow account check, real estate broker trust account check, or attorney trust account check that was negotiated by the mortgagee or mortgage servicer or other documentary evidence of payment to the mortgagee or mortgage servicer.
6. More than 30 days have elapsed since the date payment in accordance with the payoff statement was sent.
7. The Title Guaranty Division has determined that an effective satisfaction or release of the mortgage has not been executed and recorded within 30 days after the date payment was sent or otherwise made in accordance with a payoff statement.
8. The Title Guaranty Division sent a notice by certified mail to the last known address of the mortgage servicer of its intention to execute and record a certificate of release pursuant to Iowa Code §16.92, and that at least 30 days have elapsed from the date notice was sent.
9. The Title Guaranty Division has not received written notification of any reason satisfactory to the Division why the Certificate of Release should not be executed and recorded.

10. Pursuant to the authority vested in the Title Guaranty Division, Iowa Finance Authority, the mortgage described as follows is declared to be satisfied and released:

The original principal amount of the mortgage: \$185,000.00

The name and last known mailing address of mortgage servicer:

U.S. Bank Home Mortgage
Attn: Payment Processing
4801 FREDERICA ST
Owensboro, KY 42301-7441

Loan number, if known:

6800057646

Name of mortgagor(s):

Brett C. Kasal
Kelli A. Kasal

Name of original mortgagee (lender):

Community Choice Credit Union

Date of the original mortgage:

08/01/2006

Recording date of original mortgage:

08/03/2006

Recording information of original mortgage:

Book 2006, Page 3211
County: Madison

Other applicable recording information: None

Name of assignee taking the last recorded assignment:

US Bank, N.A.

Date of the last recorded assignment:

08/10/2006

Recording date of the last recorded assignment:

08/15/2006

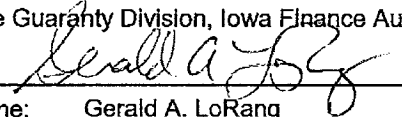
Recording information of the last recorded assignment:

Book 2006, Page 3349
County: Madison

Other applicable recording information: Purported assignment was executed by Mortgage Electronic Registration Systems, Inc. There are no assignments of record from Community Choice Credit Union, or any other documentation to substantiate this assignment.

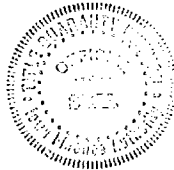
IN WITNESS WHEREOF, Title Guaranty Division of the Iowa Finance Authority, an agency of the State of Iowa pursuant to Iowa Code Chapter 16, has caused this Certificate of Release to be executed by a duly authorized officer or employee of the division and its Corporate Seal to be hereunto affixed on 05/28/2013.

Title Guaranty Division, Iowa Finance Authority

By: 

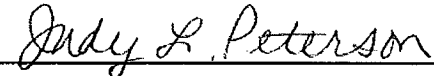
Name: Gerald A. LoRang

Title: Underwriting Attorney



STATE of IOWA, Polk County ss:

This instrument was acknowledged before me on 05/28/2013 by Gerald A. LoRang as Underwriting Attorney of the Title Guaranty Division, Iowa Finance Authority



NOTARY PUBLIC in and for said State

